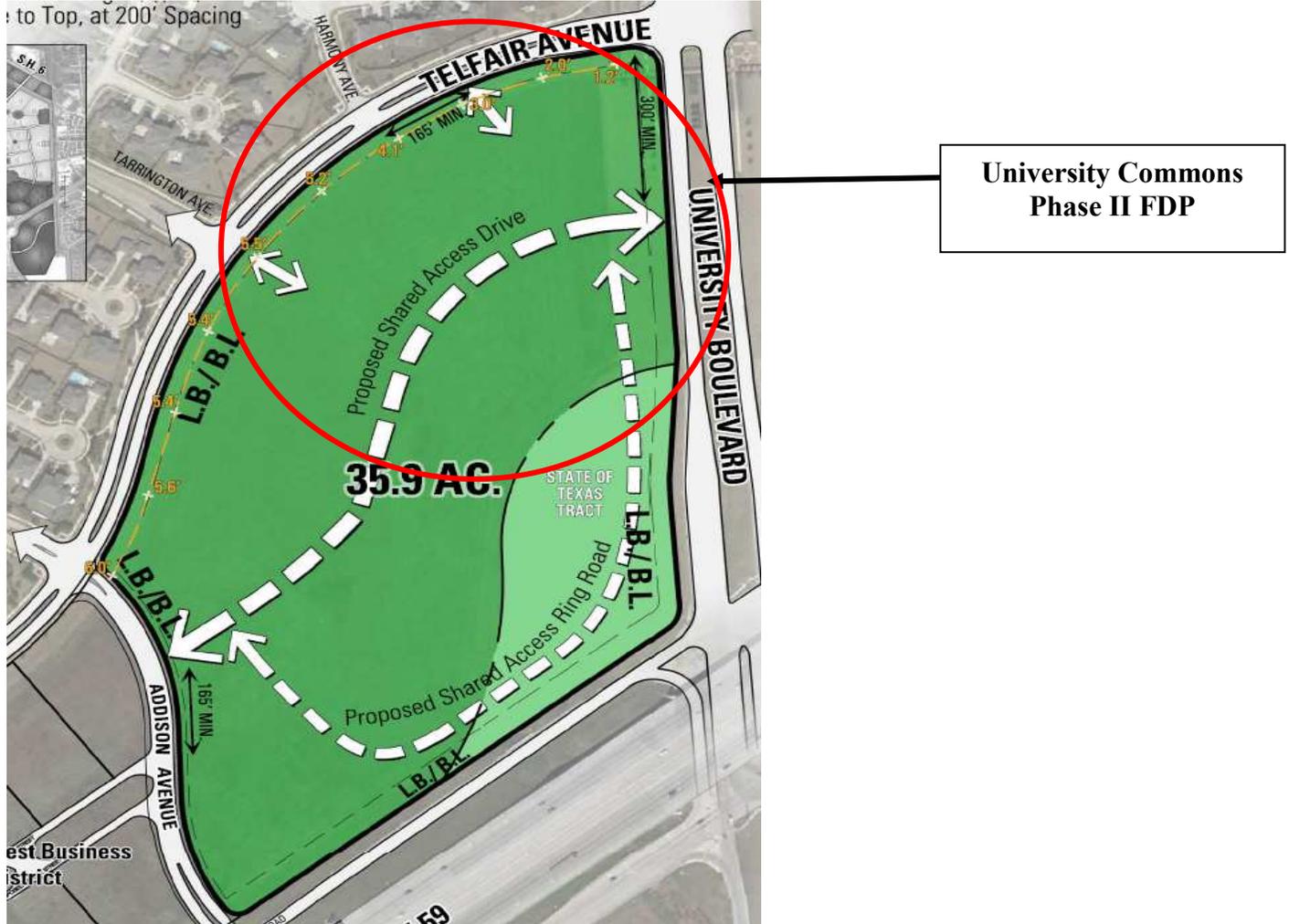


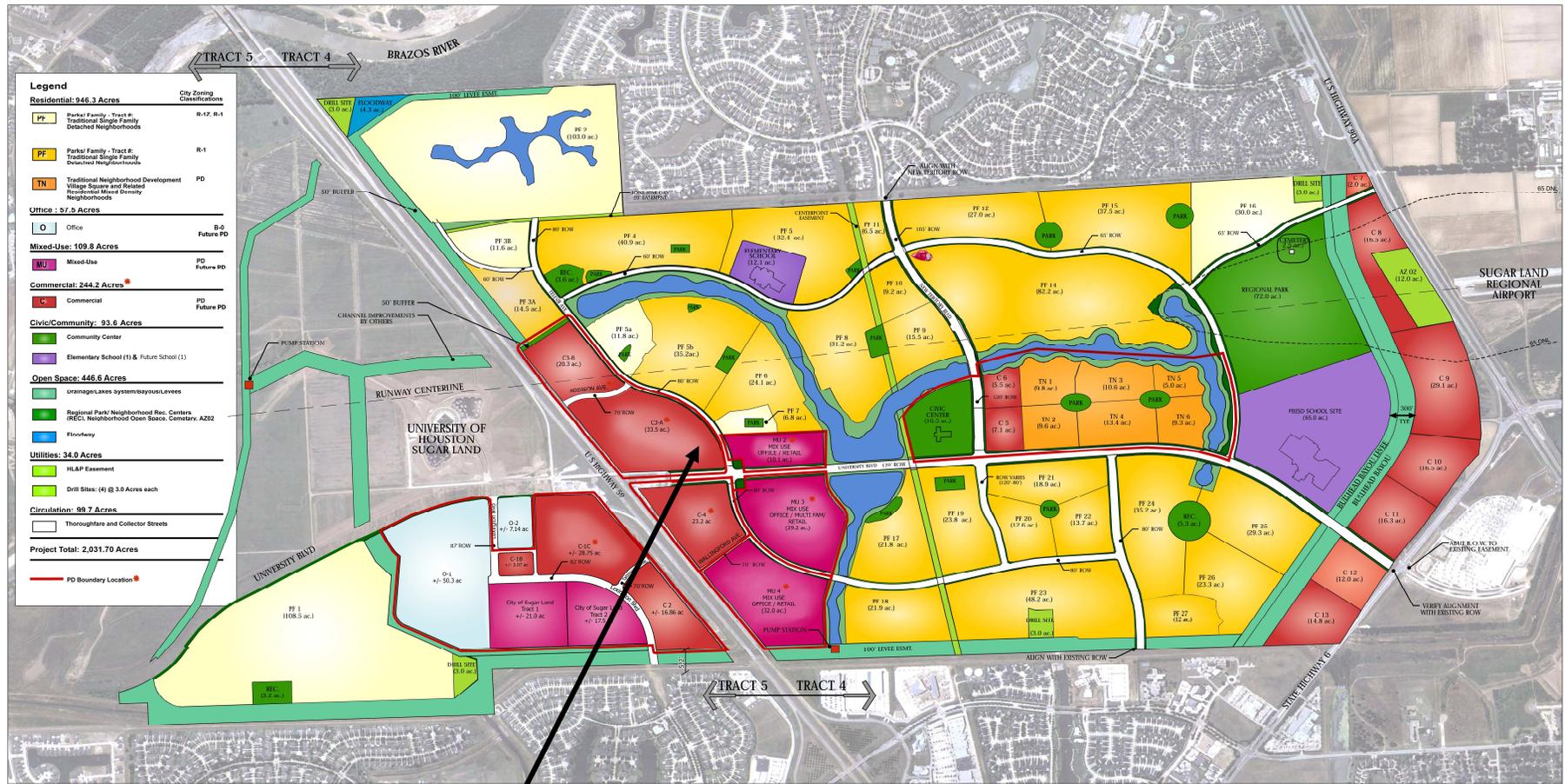
SURROUNDING ZONING AND LAND USES:

Subject Property Zoning	Planned Development (Ordinance 1926 Telfair West Commercial District General Development Plan)
Subject Property Land Use	Vacant commercial property
Surrounding Zoning	North: R-1 (Telfair Community) and PD (The Exchange at Telfair Phase I FDP) South: PD (Telfair West Commercial District GDP) East: PD (Ordinance No. 2041 University Commons PD FDP) West: R-1 (Telfair Community) and PD (Telfair West Commercial District GDP)
Surrounding Land Use	North: Single Family Residential & Vacant commercial property South: Vacant commercial property East: University Commons commercial development West: Single Family Residential & Vacant commercial property

EXCERPT FROM TELFAIR WEST COMMERCIAL DISTRICT GDP:



Telfair General Land Plan (Updated 2016):

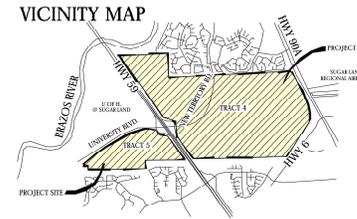


GENERAL NOTES

(1) Development will comply with subdivision regulations relating to second points of access.

* Revisions

**University Commons
Phase II PD**



TELFAIR
GENERAL LAND PLAN - AMENDMENT 7
 OWNER: NEWLAND COMMUNITIES
 10940 W. SAM HOUSTON PKWY NORTH SUITE 300
 HOUSTON, TEXAS, 77064

DESIGN FIRM: TBC PARTNERS
 LAND PLANNERS / LANDSCAPE ARCHITECTS
 901 S MOPAC EXPRESSWAY
 BLDG 2, SUITE 350
 AUSTIN, TX 78746

Original Date: July 30, 2003
 Revised Date: July 13, 2016

This information shown is based on the best information available and is subject to change without notice.

Scale: 1" = 600'

Final Site Layout Plans

The proposed Final Development Plan includes Exhibit B-2.1A, Final Site Layout, and Exhibit B-2.1B, Final Site Layout – Alternative 1. Each includes separate building envelopes with the primary distinction between the two site layout plans being that Final Site Layout - Alternative 1 provides for the option to include a separate drive-thru for Building Envelope 2b at the corner of University Blvd. and Telfair Avenue.

The alternative plan for the drive-thru was discussed during the workshop and again during the public hearing where the Commission provided feedback to the applicant. The Commissioners expressed concern that based on the location of the drive-thru and its orientation toward the corner of University Blvd. and Telfair Ave. it would create a situation where the vehicles in the drive-thru lane would be highly visible along the public roadways and would not have any screening from the road. There is an existing monument structure at the corner of this intersection as well as landscaping in the form of trees and shrubs that will remain, and will help to screen the vehicles. The PD also proposes additional landscaping in this area that will add to the screening of the drive-thru area. During the public hearing, the Commission reviewed the new exhibit provided by the applicant which more clearly depicts the existing monument structure and existing landscaping and how they will be incorporated into screening the rear of Building 2.

During the workshop meeting, Staff and the applicant informed the Commission of a grade change that exists for development at the corner intersections of both University Blvd. and Telfair Ave. and University Blvd. and Wescott Ave. The development at the corner of University Blvd. and Wescott Ave. as part of the University Commons Phase I PD experienced an unexpected grade change in which the building itself was built below the existing sidewalk and landscaping area along the roadway. This provided screening of the building in this area. The same grade change can be expected within this PD area at the corner where the drive-thru option is proposed. Thus, the applicant has indicated that the vehicles in the drive-thru lane will be hidden due to this grade change as well as the additional landscaping. To better illustrate this point, the applicant has added Exhibit B-5.8 showing the backside of Building 2 and how it will be viewed from street level, as well as Exhibit B-5.8B which depicts the rear of Building 2b, the proposed drive-thru option, which shows how the vehicles will be hidden by the elevation change and the existing monument and landscaping. The Commission reviewed these exhibits during the public hearing and there were no further modifications requested.

The Site Layout Plans also include Building 1 which is situated along Tarrington Ave. so that the rear of the building and all associated activity occur facing both Tarrington Ave. and Telfair Ave. across from the residential neighborhood. During the workshop, the Commission discussed the location of this building as it relates to both public roadways and residential homes. They reviewed the proposed screening of this area in terms of the screen walls and landscaping and provided feedback to the applicant. The Commission expressed concern that the exhibit as shown did not provide enough detail as to how the entire back area of Building 1 would be effectively screened from the roadways. They also requested additional detail as to the material to be used on the screen walls and suggested that the walls include some architectural relief for a visual buffer along the roadways and for the residential homes. In response to the Commission suggestions, the applicant has included Exhibit B-5.9 which illustrates the successive series of truck dock screening walls from the roadway. This includes details on the location of the screening wall at each rear truck dock as well as materials used on each wall elevation. The Commission reviewed this exhibit during the public hearing. A few minor suggestions were made to ensure the bay doors for the trucks were shown and additional labels for the materials be added. This has been done by the applicant and the updated Exhibit B-9 is now provided in the PD.

Land Uses

Exhibit B-3 establishes the permitted uses for the PD district. Many of the uses permitted are by right, and others include specific conditions for that particular use. The uses included in this FDP are similar to those permitted in the University Commons Phase I FDP. However, a number of uses have been excluded from this FDP due to the location of the proposed development and adjacency to residential. The FDP includes provisions for a drive-thru as part of Site Layout Plan – Alternative 1 that restricts it to certain retail and financial land uses. Further mitigation for any future drive-thru has also been included in the FDP through the use of landscaping and screening elements, as well as the elevation grade change as depicted in Exhibit B-5.8B. The FDP also places restrictions on the use of outdoor speaker systems typically associated with a drive-thru. This regulation was reviewed during the public hearing and the Commission suggested the distance requirement be modified from 150 feet to 200 feet from the nearest residential lot. This would mirror the language in recently approved PD's with residential proximity.

The Commission also reviewed the list of permitted land uses and provided feedback to the applicant. Staff indicated that due to the size and nature of this development, as well as residential proximity, a number of specific uses that are typically much larger had incorporated specific size restrictions. Based on discussions during the workshop, the Commission suggested a number of specific land uses be removed from the permitted list based on their appropriateness within this development. There was also discussion regarding the specific uses permitted under SIC 5932, Used Merchandise Stores, so that it would also permit resale clothing stores. The applicant responded and incorporated the Commission's suggestions, which were reviewed during the public hearing. No further modifications were necessary.

Landscape Berm

The FDP incorporates the existing landscape berm which was the former levee area along Telfair Avenue into the design of this development. During the workshop, the Commission reviewed the language in the PD document as well as Exhibit B-11, proposed as the berm modification plan indicating where the berm will be maintained and where it is necessary to lower the berm based on required parking locations. Originally, the applicant had proposed to simply taper the berm down in various areas along Telfair Avenue and replace with a percentage of additional vegetation. Following a further discussion during the public hearing, it became clear that the existing berm would need to be removed along a portion of Telfair Avenue to accommodate the required parking spaces. The Commission then requested the applicant revise the language in Exhibit B, the PD document, as well as Exhibit B-11 to be clear as to what portions of the berm would be removed and that in its place a 4-foot tall continuous vegetation screen would be planted to offset the removal of the existing landscape berm. The applicant has modified both Exhibit B and Exhibit B-11 in response and that is included in the PD.

Pedestrian Amenities

The Final Development Plan includes several pedestrian and bicycle amenities. Off-street parking for bicycles will be provided within 50-feet of a building entrance, and the total number of bike parking spaces will be equally divided among Building 1, 2, & 3 or 4 so that each building is accessible via bicycles. Continuous sidewalks will be provided along all public roadways and there will be a series of internal pedestrian walkways that will connect from the public sidewalks into the development to access each building. There is also pedestrian connection provided internally through the parking area to connect each building. This enhanced internal network was provided in response to a Commission suggestion to ensure that there was adequate pedestrian connection between all of the buildings. Further revisions were made based on the discussions during the public hearing to ensure the references to the pedestrian plaza elements in the PD document, Exhibit B, corresponded with what is being shown on

each of these pedestrian exhibits.

Similar to the University Commons Phase I development located across University Blvd., this FDP includes details as to the various pedestrian amenities throughout the development. This includes Exhibit B-2.2 which illustrates areas in the development where pedestrian amenities will be located as well as the specific amenities to be included, such as benches, bike racks, and trash receptacles. The applicant has also included Exhibit B-5.6 specifying a unique plaza vignette concept proposed at the corner of University Blvd. and Cotesworth Ave. This exhibit includes the minimum square footage as well as various amenities that will be included within this plaza and refers the reader back to Exhibit B-2.2 for additional details. The FDP also proposes a number of outdoor patio areas at each building. This was discussed during the workshop where the Commission requested additional detail as to the location and size for each of these proposed patios should they be built. In response, the applicant included Exhibit B-12 for the potential patio plans which provides specific locations and dimensions of the patios and provides enough detail to ensure there is a clear walkway in and around these patio areas for customers. The Commission reviewed this new exhibit during the public hearing and no further modifications were requested.

Development Regulations & Building Regulations

The FDP specifies development regulations in each of the Site Layout Plan exhibits which define the size and location of each building envelope and determine the building and parking setbacks along all public roadways.

The FDP includes provisions for an outdoor sales area associated with the grocer tenant in Building 1 that details the location and size of the area, as well as further shaping details as to the development of this area. During the workshop, the Commission reviewed the proposal and provided feedback to the applicant. The Commission felt that additional details were necessary to ensure the outdoor sales area would be developed in an appropriate manner and would not impact the public walkway area in front of the building or the parking lot area. A suggestion was made to work with the grocer tenant to include a plan which illustrates the location of specific items that would be for sale in this area. In response the applicant updated Exhibit B-7 that was reviewed during the workshop to include the specific size of the area as well as label the items for sale and their locations. This exhibit also dimensions the pedestrian walkway area in front of the building to ensure there is an adequate clear space maintained. During the public hearing, the Commission further reviewed this outdoor sales area concept and the modifications made based on discussion during the workshop. The Commission requested the applicant add language to Exhibit B indicating that this area may only be used by a grocery tenant to ensure any future non-grocery tenants could not utilize this area for something different. The applicant has modified both the language in Exhibit B as well as made the pedestrian walkway more clear on Exhibit B-7.

The FDP includes specific building façade design requirements. Primary finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, scored stucco, and glass. Each wall must be comprised of 85% primary finishes, which is above what is required in the B-2 zoning district. Additionally, the following building finish materials are prohibited in the PD: vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels, unfired or underfired clay, sand or shale brick, smooth or untextured surfaces, and EIFS. The FDP also includes requirements for architectural details, including building transparency, visual treatments for rear-of-building facades facing the public right-of-way, and other building relief in the form of offsets, and changes in material, color, and texture. During the workshop, the Commission discussed the rear of building facades facing the public right-of-way corner at the corner of University Blvd. and Telfair Ave. The Commission

requested that the exhibits accurately depict the existing conditions at this corner and how they would affect the visibility of the rear of Building 2, as well as Building 2a and 2b on the Alternative 1 plan. In response, the applicant created Exhibit B-5.8A and B-5.8B that depicts this corner viewpoint perspective and includes the existing Telfair monument, existing and proposed landscaping, as well as the elevation grade change as previously discussed in this report as it relates to the drive-thru option. During the public hearing, the Commission requested further labeling be added to all building perspective exhibits to ensure each proposed façade material is accurately depicted on each exhibit. The applicant has modified the perspective exhibits to be sure that each façade is clearly and accurately labeled.

PUBLIC HEARING

The Notice of Public Hearing was published in a newspaper of general circulation, all property owners within 200 feet of the proposed site were notified, and the public hearing notice was published on the City of Sugar Land's Internet Home Page. Staff also placed a courtesy notification sign at the property regarding the public hearing. Staff is not aware of any opposition to the proposed PD.

POINTS FOR CONSIDERATION:

- The FDP includes two site plan layout alternatives providing for flexibility in the layout and design of Building Envelope 2, which will alter the design of the building itself to provide an option for the use of a drive-thru at the corner of University Blvd. and Telfair Avenue. The Commission reviewed the proposed layout of Building 2b for a drive-thru as well as the additional exhibits depicting the screening of the rear of Building 2b and no further modifications were requested.
- The FDP permits a grocery tenant as part of the permitted use list, and also includes provisions for an outdoor sales area associated with the grocery tenant. The FDP includes details in Exhibit B and a separate Exhibit B-7 which depicts the proposed outdoor sales area. The applicant has responded to the Commission's suggestions for additional detail and certainty for this area which is now included in the revised Exhibit B and Exhibit B-7.
- The applicant has responded to the Commission's concerns regarding the residential proximity and has provided additional detail on screening of the truck loading and service areas located in the rear of Building 1 & Building 2 as well as screening of the rear of Building 2b in order to further mitigate the visual impacts of this development to the public view.
- The FDP includes pedestrian and bicycle amenities that were discussed during both the workshop and public hearing, as well as the Commission's suggestions for additional internal pedestrian connectivity. The applicant has provided for additional internal pedestrian connection in the form of walkways between each building and has provided further detailing on the plaza area at the corner of Cotesworth Ave and University Blvd.



NOTICE OF PUBLIC HEARING

PROPOSED REZONING OF APPROXIMATELY 12.8 ACRES FROM PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN TO PLANNED DEVELOPMENT (PD) DISTRICT FINAL DEVELOPMENT PLAN – UNIVERSITY COMMONS PHASE II

City Council Public Hearing: 6:00 p.m., November 21, 2017 to hear all persons interested in the proposed rezoning of approximately 12.8 acres from Planned Development (PD) District General Development Plan to Planned Development (PD) District Final Development Plan for a commercial project located along University Boulevard and Telfair Avenue; further identified as being a tract containing 12.804 acres of land, within the Alexander Hodge League, Abstract 32, City of Sugar Land, Fort Bend County, conveyed to Vista University Drive, LTD by an instrument of record under File Number 2015146288, Official Public Records of said Fort Bend County (F.B.C.O.P.R.)

City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North. Details of the proposed rezoning may be obtained by contacting the City of Sugar Land Development Planning Office by email planning@sugarlandtx.gov or phone (281) 275-2218. The agenda item for this meeting will be placed on the City website at www.sugarlandtx.gov under “Meeting Agendas, Minutes, and Videos” City Council no later than Friday, November 17, 2017.